Layout Application - Final Approval Letter

Roc No: 378/2024 Date: 9/13/24 2:53 PM

From:

Executive officer

23, Middle Street West Side, Moolaikaraipatti

To :

Thiru. D. Thanasingh, Thirumathi. A. Janet Rosemary & Thiru. D. Stephen Sliva, 2/175, Notrh Street, Deivanayagaperi, Poongudaiyarkaulam, Karisalpatti, Cheranmahadevi, Tirunelveli District – 627 414.

Online Application Number: GJW8OVIG

Sir/ Madam,

Sub :

Residential Layout - Tirunelveli District - Nanguneri Taluk - Moolaikaraipatti Town Panchayat - Moolaikaraipatti Part - 1 Village, S.F.No.2215/1, 2215/5D1B, 2215/5D2, 2215/6A, 2215/6B - Site Extent 3450 sq.m (0.85 Acre) - Residential Layout of 16 plots - Technical Concurrence Issued by DTCP - Final Order Issued - Reg.

Ref :

1) Applicants Thiru. D. Thanasingh, Thirumathi. A. Janet Rosemary & Thiru. D.Stephen Sliva online application No. GJW8OVIG/2023/2024/TCP.

2) Joint Director, Town and Country Planning Department,Tirunelveli,Technical Concurrence Letter ROC No.GJW8OVIG/2023/2024/TCP, Dated.05.02.2024 and Approved Layout Drawing No.SWP/11/2024.

3) G.O. No. 18, Municipal Administration and Water Supply Department, Dated.04.02.2019 and G.O. No.16, Municipal Administration and Water Supply Department Dated. 31.01.2020.

4) Moolaikaraipatti Town Panchayat Council Resolution No.414, Dated.28.06.2024.

5) Anna University : Thoothukudi Campus Third Party Inspection Report No. UVOCCE/CIVIL/ROAD Ins. Report/003/06/2024, Dated.19.06.2024.

6) Junior Engineer, Town Panchayat (Thisaiyanvilai Headquarters), Work Completion Report, Dated.20.06.2024 and 14.08.2024.

7) Connected Documents.

Body:

ORDER:
The Technical approval has been given by the Joint Director of Tirunelveli Town and Country Planning as seen in Reference (2) with conditions for a residential plot situated in Survey No. 2215/1, 2215/5D1B, 2215/5D2, 2215/6A, 2215/6B in area-1 of Moolaikaraipatti Town Panchayat Area, Tirunelveli District with an area of 3450 Sq.m.(0.85 acres) layout of 16 plots. The final approval for the residential layout was requested by the applicant through the online application vide Reference (1).

Request for final approval of plot has been issued and fees have been paid.

Basic facilities such as Bitumen Road, rainwater drainage and drinking water project pipeline have been provided by the applicant in the plot. The quality certificate for tar road has been obtained as per the details seen in Reference (5). The junior engineer's Town Panchayat work Completion report is obtained as seen in Reference (6). In reference (4) of the resolution of the Moolaikaraipatti Town Panchayat council, approval of the Residential Layout has been approved. Subject to the following conditions and it is hereby ordered that the Residential Layout is approved.

Conditions

1) Reasonable period to be prescribed for up keep/ maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plosts developed in the layout or 5 years whichever is later.

2) The Tamil Nadu Government in G.O. Ms. No.112, Housing and Urban Development Department, Dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

3) The Town Panchayat Department (Municipal Administration and Water Supply Department) has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the Applicant’s entitlement to development is verified in the documents submitted with the applicant’s application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Town Panchayat Department is not the right organization to decide this.

4) The plot should be sold according to the dimensions specified in the plot plan.
5) No change shall be made in the plot plan without proper permission.

6) This permission is a map permission only. While building on the acquired plots in the said plot, the building owners have to apply separately for building license and get it as per the then prevailing regulations.
7) There should be no encroachment on the land allotted to the Town Panchayat.

8) If the proofs of land ownership and the documents submitted for consideration are found to be incorrect or if there is a risk of damage to the approval of the plot, the approval of the plot will be canceled without any prior notice. Any person of property to the applicant the right over should be confirmed separately. Further, any other individual claim thereto may be settled before a court of appropriate jurisdiction. The municipality is not the appropriate body to decide this.
9) Hollow areas in the plot should be raised to street level.
10) Streets should be used as per map scale. No encroachments should be made.
11) Violation of norms will result in cancellation of permission.

12) The above map sanction and amount collected are subject to audit. It is the sole responsibility of the plot owner to address any deficiencies during the audit and any objections raised regarding the amount collected. Failure to do so will result in cancellation of

permission.

13) If the audit ban is raised for the above plot, the building license can be issued only after the audit ban is cleared.

14) This order is issued based on the documents only submitted by you. If any errors/irregularities will be find later, this order will be cancelled without intimation.

15) In case of building construction in this plot, proper building license/permission should be obtained separately from the town panchayat on payment of appropriate fees. Vacant Land tax should also be paid on due date properly.

16) All guarantees and receipts issued by this office will be cancelled if a dawa is received by the court regarding regularization of plot/tenement.

17) If any loss of amount will be mentioned in audit para. the applicant must be paid the amount as per instruction.

18) This order is not applicable if the applicant has attached false documents.

19) If any complaint is received against this guarantee and proved with sufficient evidence, this order will be cancelled.

20) Government Ordinance No.78, Department of Housing and Urban Development, dated 04.05.2017 is subject to the protocol. Any inaccuracies / irregularities in the submitted documents will void the pre-dated warranty.

21) Joint Director of Tirunelveli Town and Country Planning Department Office's letter NO. GJW8OVIG/2023/2024/TCP Subject to the conditions must be followed.

22) This Order does not apply to plots located under streams/water bodies, encroachment and high voltage power lines.

23) This order does not apply to public places and roads where there is an encroachment.

24) The applicant was full responsibility maintain the BT Road, Drain and Pipe Line for 5 years from the date of handing over at their own cost.

25) Other basic amenities works will be carried out by the town panchayat only after sufficient residences are constructed as per government norms in that area.

26) Street Lights and Electric Poles installed in the above plot section should be maintained at their own cost of applicant.

Copy To
1) Joint Director, Town and Country Planning Office, Tirunelveli
2) The Sub Register, Moolaikaraipatti Sub Register Office, Moolaikaraipatti
3) Assistant Director of Local Fund Audit, Local Fund Audit Department, Tirunelveli District.
4) Assistant Director of Town Panchayat, O/o Assistant Director of Town Panchayat Tirunelveli Zone, Tirunelveli.
5)The Tahsildar, Nanguneri Taluk, Tirunelveli District.
6)Assistant Director of Survey, District Collectorate, Kokirakulam, Tirunelveli.
7)The Chairman, Tamil Nadu Real Estate Regulatory Authority, No.14, CMDA Tower II, 1st Floor Gandhi Irwin Bridge road, Egmore, Chennai – 600 008.
8) Stock File – Order Copy & Layout Copy.

Validity unknown Signature valid
Signed by: Executive Officer
Location:Tirunelveli
Date:2024.09.13 14:53:07
Executive officer